

Article 3.J2:

P-COR, Planned Corporate Office and Research District

Article 3.J2:**P-COR, Planned Corporate Office and Research
(Corporate Office and Research District)****A. Purpose and Intent:**

The P-COR District is established to provide locations within the Town for the development of planned corporate offices, research and technology facilities, business offices, and professional offices operating within a parklike atmosphere. Hospitality and restaurant uses are encouraged as supporting land uses with the corporate office and research parks. Further, the district is established to encourage innovative design of office and related supporting development activities at locations designated by the Comprehensive Plan.

With the vision of creating highly attractive and well landscaped corporate office park settings at key gateway locations within the Town, this district is intended to promote development with an emphasis on coordinated infrastructure and architecture. Development of lots within the district shall be architecturally and environmentally compatible with adjoining existing land uses and buildings, including residential neighborhoods, and which afford maximum protection to surrounding properties.

Public streets, signage, lighting, pedestrian improvements, site parking and access, landscaping, screened service areas, refuse collection, and other urban design features shall be coordinated by and between the individual uses within the P-COR District and shall be controlled by design guidelines and standards to be developed with any application under this district. No use will be permitted which might be harmful to the adjoining land uses and the ambience of the adjacent neighborhoods and businesses.

The P-COR District is not an industrial use district, nor is it intended to support retail commercial uses. Outdoor storage and outdoor industrial uses are not permitted by special permit and environmental performance review and only under unique circumstances.

B. Permitted Uses:

1. Corporate offices and other offices which support permitted and special permit uses.
2. Offices and establishments for scientific research and development (except biological and chemical) and training wherein all activities are contained within a building structure.
3. Offices, general and professional (with no outdoor storage, loading, or displays).

4. Banks and financial institutions (without drive-thru facilities.)
5. Conference centers.
6. Health and fitness center.
7. Hotels and motels.
8. Medical offices, inclusive of outpatient medical care facilities.
9. Private training facilities and vocational schools.
10. Public utilities and facilities (to be constructed by developer for public acceptance).
11. Public uses, including post office and parks.
12. Museums and cultural uses.
13. Eating establishments, ancillary to and contained within P-COR District uses.

C. Uses Permitted by Special Use Permit:

1. Theaters and entertainment centers.
2. Heliports and helipads, ancillary to a district use.
3. Eating establishments, freestanding.
4. Any use incorporating a drive-thru facility.
5. Any use requiring outdoor storage, loading, or display
6. Schools, colleges and universities.
7. Hospital and medical care facilities.
8. Pharmacies.
9. Child day care facility.
10. Adult day care facility.
11. Dinner theater and ancillary restaurant.
12. Personal service and retail establishment, ancillary to and contained within a by-right use, provided that such use does not exceed 4000 square feet of gross floor area.
13. Commuter parking lot or parking structure.
14. Transit facilities.
15. Waiver of building height.
16. Waiver of lot size to a minimum 30,000 square feet per lot.
17. Waiver of district size when in conformance with the Comprehensive Plan.
18. Waiver of floor area ratio and building coverage.

D. Maximum Density:

Regulated by floor area ratio.

E. Lot Size Requirements:

1. Minimum district size: 10 acres
2. Minimum lot area: 40,000 square feet
3. Minimum lot width: 200 feet

F. Bulk Regulations:

1. Maximum building height: 50 feet,
except where use abuts a residential district, the maximum
building height shall be 35 feet.
2. Minimum yard requirements:
 - A. Front yard: 50 feet
 - B. Side yard: 25 feet
 - C. Rear yard: 50 feet
 - D. Side and rear yard requirements may be waived where a side or
rear yard abuts a railroad right of way.
3. Maximum floor area ratio: 0.50
4. Maximum building area coverage: 0.30

G. Open Space:

1. An open space plan and landscape design program shall be submitted with applications for any land use governed by this district.
2. Twenty-five (25) percent of the gross acreage of the P-COR District shall be landscaped open space, provided that no more than fifty (50) percent of the dedicated open space shall consist of land classified as 100 year floodplain, stream valleys, wetlands, slopes greater than thirty (30) percent and/or drainage easements.

3. Twenty (20) percent of any lot contained within the P-COR District shall be landscaped open space, provided that no more than fifty (50) percent of the dedicated open space shall consist of land classified as 100 year floodplain, stream valleys, wetlands, slopes greater than thirty (30) percent and/or drainage easements.

H. Net Developable Area Calculation for P-COR District:

1. Notwithstanding governing lot size and yard regulations, the density and building coverage for P-COR uses on any lot shall be calculated based on its net developable area, with adjustment factors for physical land units as specified in the chart in the following section.
2. The final plat and/or site plan for a project shall graphically depict the location and area for the physical land units as outlined herein below. A calculation of the net developable area shall be required for all subdivision and site plan submissions.

(Refer to illustrative example of net developable area calculation in the appendix of the Zoning Ordinance.)

Physical Land Unit	Percent Credited Toward Net Acreage
<i>Slopes less than 10%:</i>	<i>100%</i>
<i>Slopes from 10% but less than 20%:</i>	<i>75%</i>
<i>Slopes from 20% but less than 30%:</i>	<i>50%</i>
<i>Slopes 30% or more:</i>	<i>10%</i>
<i>Soils with high shrink/swell characteristics, as defined:</i>	<i>75%</i>
<i>Wetlands, existing water features and streams:</i>	<i>0%</i>
<i>Stormwater management basins and structures:</i>	<i>0%</i>
<i>Above-ground 69 KV or greater transmission lines:</i>	<i>0%</i>
<i>Public right-of-way</i>	<i>0%</i>
<i>Private streets, travelways and combined travelways and parking bays</i>	<i>0%</i>

3. No credit towards net developable area shall be given for planned public rights-of-way, private streets, travelways and combined travelways and parking bays within a lot or property to be developed or subdivided. Twenty percent (20%) shall be subtracted from the calculated net developable acreage to allow for street rights of way, unless it can be demonstrated by survey calculations to the satisfaction of the Planning Commission that

proposed street rights of way, private streets, travelways and combined travelways and parking bays in a subdivision will be less than 20% percent of the calculated net acreage.

4. No P-COR District lot shall be configured such that more than 10% of the prescribed minimum lot area is comprised of one or more of the following physical land units: (a) slopes 30% or more, (b) wetlands, (c) 100-year floodplains and (d) water features.

J. Additional Regulations:

1. An environmental impact statement may be required by the Planning Commission or Town Council for any permitted or special permit use.
2. Refer to Sign Regulations, Article 10 for signage provisions.
3. Refer to Landscaping and Screening, Article 9, for screening and buffer yard provisions.
4. All refuse shall be contained in completely enclosed facilities.
5. On a corner lot, no curb cut shall be located closer than 60 feet to the curb line extended from the intersecting public street.
6. No curb cut shall be located closer than 20 feet to a side or rear lot line, unless a common curb cut serves adjacent uses, and in no instance shall the distance between separate curb cuts serving adjacent uses be less than 60 feet.
7. A freestanding use shall have no more than two curb cuts on any single right-of-way, and such curb cuts shall have a minimum distance of 100 feet between them.
8. Subject to special use permit approval, the outdoor areas of an P-COR use devoted to storage, loading, and display of goods shall be limited to a maximum 20% of the lot area and as otherwise designated on an approved site plan. Such outdoor areas shall not be counted in the calculation of required open space. The location and use of outdoor storage, loading and display areas shall be limited to the designated area(s) on the approved site plan.
9. Where a lot is contiguous to property located in a residential district, all buildings shall have a minimum setback of 50 feet from common property lines. A landscaped buffer yard shall be provided, with landscape materials and placement subject to final plan approval. Fencing may be required in such cases with fence material and heights subject to final plan approval.

10. All uses in the P-COR District shall be subject to site plan approval.
11. There shall be a minimum landscaped buffer strip of 25 feet in depth along all P-COR District property frontage. No parking is permitted within the buffer strip. The landscape green strip shall be exclusive of the area required for utility easements, sidewalks and other infrastructure which would interrupt the nature and intent of the buffer area.
12. Refer to the Floodplain Zoning Overlay District, where applicable.
13. Refer to the Chesapeake Bay Preservation Area Overlay District.
14. Any subdivision or lot which is proposed to be developed on shrink/swell soils shall require a geotechnical report to be submitted with the preliminary plat and plans. Such report shall be prepared by a registered professional engineer and shall address the feasibility of development on the subject soils. No subdivision plat or site plan shall be approved for final recordation until a foundation engineering report has been reviewed by the Town. All recorded plats for lots containing shrink/swell soils shall bear the following note: *"This lot contains shrink/swell soils which require special engineering design for foundations and structural elements. No structure will be approved for issuance of a building permit until a foundation engineering design prepared by a certified professional engineer has been approved for the proposed structure."*
15. Condominiums: Any proposed condominium development established under the Condominium Laws of Virginia shall be subject to the following provisions:
 - (1) All setbacks, density and other P-COR District provisions shall be met.
 - (2) Minimum lot and yard requirements shall be met as if lot lines existed.
16. Required Improvements and Maintenance of Improvements
 - A. For any development in the P-COR District, all common area improvements (including signage, lighting, parks and open space, recreational facilities, private travelways, walkways, landscaping, parking areas and other urban design elements and facilities) shall be maintained by the developer/owner of the P-COR District development until such time as the developer/owner conveys said common area to a non-profit property owners association.
 - B. On-site lighting, signage and mailboxes (as approved by U.S. Postal Service) shall be provided by the owner/developer of the P-COR District development.

These improvements shall be of compatible scale, materials and colors with the proposed development and adjacent uses. The designs for these improvements shall be provided with the general development plan and final site plans.

17. Property Owners' Association and Covenants

- A. Prior to final approval of a subdivision plat or site plan within the P-COR District which includes common properties or common property improvements to be owned by a property owners association, the Town Attorney shall review and approve the applicant's property owners' association bylaws, articles of incorporation, restrictive covenants and a schedule of common property maintenance.
- B. Deed restrictions and covenants shall be included with the conveyance of common property and common property improvements to include, among other things, that assessments, charges and costs of maintenance of such common areas shall constitute a pro-rata share lien upon the individual dwelling lots, such lien being inferior only to taxes and recorded trusts.
- C. Restrictive covenants shall specify the detailed means by which the non-profit entity shall govern and manage itself and maintain building exteriors, landscaping, lighting, recreation areas, walkways, pedestrian trails, parking areas, snow removal travelways and other common elements of the development.

18. Additional P-COR District Land Development and Site Plan Requirements

- A. All uses within the P-COR District shall require a General Development Plan for zoning and/or special permit approval. The General Development Plan shall serve as the master land use plan for the specific development proposal. The General Development Plan shall include standards and criteria for streetscape infrastructure, landscaping, signage, private facilities and site elements, and other urban design features to ensure compatibility of lot development activities.
- B. The development of any and all sections or phases within the P-COR District shall require site plan approval in conformance with the General Development Plan.
- C. A Traffic Impact Assessment may be required for any P-COR District application by the Planning and Zoning Administrator. See Appendix, Article 14.B.

- D. Refer to the Town's Design and Construction Standards Manual for additional design standards and criteria.